

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

December 14, 2011

7pm at the Community Room Melbourne Mall

1700 west new Haven room 209

Melbourne, Florida 32901

Call meeting to order: 7:01 pm

Roll call:

Joseph Carrano- present

Richard Denza- present

Stephen Sheehan- present

Paul Taub- present

Paul Barber- present

Robert Tolomeo- present by phone

Jennifer Schneider -present

Approve Minutes of November 9th, 2011- Bob Tolomeo moved to approve the Minutes of November 9th. Paul Taub seconded the motion which was approved unanimously.

Holiday security and janitorial schedules and bonuses: Richard Denza moved to provide a paid holiday for Mack and Efli equal to their regular pay for Christmas and New Years Day. Joe seconded the motion that was approved unanimously.

Reports of Officers, Committees, or Agents

Officers

Committees

Architectural Review Committee- A new submittal was approved at the meeting

Contract Committee- no report

Social Committee- The Holiday Party was quite a hit as over 60 Members participated.

Financial review- Financial Review- The association has \$56,435.88 in operating through November and \$60,757.49 in reserves. Expenses are in line except for gas which is annualized and the pool supplies due to the purchase of lounge chairs. The association has collected \$12,513 more than they have budgeted for the year to date.

The Associations Rentals- of units now contributes \$850(750 106) and \$825(950 102) per month respectively. The other was expected to be rented by Dec 1 (1100 102), but is not yet rented. One additional rental is forthcoming a verbal deed in lieu of foreclosure has been agreed to but not yet executed for 1100 104. Richard Denza moved to reduce the listed rental rate from \$875 to \$800/month to attract an immediate tenant. Jennifer second the motion that carried unanimously.

Collection issues-

SCPM account

20033- The Board agreed to forward eviction of the Tenant based on SB 1196

19957- The Board agreed to accept the following terms A \$2500 cashier check from Owner Krut received by the association by 12/20/2011. An executed FL lease listing the name of all the tenants, the duration of the lease, the amount of the lease per month. If the Tenant does not follow the association rules they will move to evict them and cancel this agreement. Owners must ensure they weed the beds, never park on the grass, and store the garbage container in the garage on non-trash days. Owner must pay \$600/month to the association by the first of each month starting in December 2011 (already received for December 2011) until the entire debt has been paid in full. The Owner must retract all negative claims against the association, its agents, and SCPM to include the Better Business Bureau Complaint or others that have not been uncovered to date. All assessments, fines, interest, and late fees paid in full. Upon final debt payment and account settlement to a zero balance The Owner must set up an auto payment system with the association so that payments will never become delinquent again.

In exchange the association will: agree to waive \$975 of the \$1000 trash can fine and return this in the form of a credit on the Owners account if the terms above are met. The association is happy to adjust the ledger according to the Service Member Relief Act if or when the Owner produces the proof of hardship as required by the Act. Simply being on active duty is not the only qualification for relief based upon our research. Provide immediate access of tenants to the pool area and other community amenities. Finally, the association will stop all legal collection actions and their future associated costs that are recoupable from the Owner based on Fl law if the Owner agrees to the terms and meets their requirements. This is not an agreement to waive past legal fees assessed to the owners account or assessments for legal work completed but not yet billed.

19917, 20052, 30991, 20062- forward association collection effect to foreclosure with an estimated cost of \$2000 per unit

Joe Carrano moved to send any owner that has received a covenant fine upheld by the Infraction Committee and totaling over \$400 to collections thru SCPM/TRW for a cost of \$35/unit. Jennifer seconded the motion that carried unanimously.

Old Business

Pool and Financing – start up is anticipated prior to 12-25-11

Pool security lighting- Lighting is up and being fine tuned

Pool security cameras- Cameras are being fine- tuned to motion detection.

Controlled access- working now that the cable line was repaired!!

New Business-

Stain trellis, shower stand, community bulletin board and paint trellis posts. The Board agreed to allow Todd Foley from SCPM to adjust specification to require Richard oil based stain and paint on all areas identified and contract the low bidder that can do the work by January 10th.

Free standing BBQ- no motion to consider was offered by the Board

Replacement pool card- The Board was asked to consider adjustments to the pool access card policies for the next regular meeting.

Pool Party- a SCPM sponsored Pool Party will be scheduled for January 21st 2011 or January 28th if weather is an issue for the 21st.

9. Adjournment- 9pm